

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings January 10, 1957

January 10, 1957,
City Hall Annex,
Lansing, Michigan.

The meeting was called to order by the Chairman, Lawrence E. McSherry, at 7:30 P.M.

ROLL CALL

Present — Messrs. Boucher, McSherry, Mutz, Obrecht and Taylor—(5).

Absent—None.

The minutes of the regular meeting of December 18, 1956, were approved.

An appeal by Joseph Alberts to convert to a four family apartment building property at 1001 S. Holmes Street, which is zoned "B" One Family Residence District, and now used non-conforming as a store and three apartment units, was considered. The petitioner was present and stated that he has no definite plans for the improvement of this property at this time, but expects to invest approximately \$3,500.00 in the improvement of the building.

Mr. Jacob Walimaki, 1019 S. Holmes Street, speaking for eleven protestors, protested the unsightliness of both the building and the premises.

Mrs. Robert Catton, 1312 Gray Street, believes that the property is not large enough for the raising of children in four apartments and on the premises.

All agree that if the property was properly improved, it would be a benefit to the neighborhood.

After requesting the owner to submit a definite plan for the improvement of this property, it was moved by Mutz, supported by Obrecht, that the appeal be tabled for thirty days and the property owners in the area were advised to attend the meeting on February 14, 1957, at which time they might see the plans.

Motion carried.

An appeal by the Sparton Steel Co. to use a warehouse now built 12 feet on residentially zoned property for a period of 18 months at 920 Bates Street was considered. Attorney Anderson represented the petitioner and explained that the building was placed in its present position by measuring from the curb line instead of the property line. He also stated that this was a temporary building to be replaced by a permanent building in not more than 18 months.

Mr. Russell Rennie, 927 Bates Street stated that the Sparton Steel Co., whose property is zoned for warehouse use, is being used for fabricating steel which requires industrial zoning, and was advised that any violation of the Zoning Ordinance should be reported to the Building Commissioner.

After some further discussion as to the use of surrounding property, and a complaint from Mr. Rennie that employee parking on Bates Street is causing a hazard it was moved by Obrecht, supported by Mutz, that the appeal be granted under (7) Section 21 of the Lansing Zoning Ordinance to relieve a hardship due to an error by the applicant in determining the property line after a building permit was issued.

Motion carried.

A letter from Attorney John P. O'Brien requesting that Mrs. McCree and Gus Vlahakis be again heard before the full board membership on their appeal to erect an addition to store building to use as a restaurant at 924-28 S. Pine Street was read.

It was moved by Taylor, supported by Obrecht, that the appeal be reconsidered.

Motion carried.

The petitioners then stated that the building could not be practically converted to a residence and that the existing building is too small to again use it as a non-conforming commercial use.

After some discussion of long range planning in this area, it was moved by Boucher, supported by Mutz, that the appeal be granted under (7) Section 21 of the Lansing Zoning Ordinance to relieve a hardship caused by inability to use present building or convert to a desirable residence.

Motion carried.

The Secretary reported that the property owned by the Lansing Broadcasting Company at Lowercroft and Fenton Streets, has just been rezoned to permit building in connection with their broadcasting operations.

It was moved by Obrecht, supported by Taylor, that the tabled appeal by the Lan-

sing Broadcasting Company, to erect a two-car garage in connection with radio towers in non-conforming use at Lowercroft and Fenton Streets, be taken from the table.

Motion carried.

It was moved by Obrecht, supported by Taylor, that no action be taken on this appeal since no action is necessary.

Motion carried.

The meeting adjourned at 8:45 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings February 14, 1957

February 14, 1957,
City Hall Annex,
Lansing, Michigan.

The meeting was called to order by the Chairman, Lawrence E. McSherry, at 7:30 P. M.

ROLL CALL

Present — Messrs. Boucher, McSherry, Mutz and Obrecht—(4).

Absent—Mr. Taylor—(1).

The minutes of the regular meeting of January 10, 1957, were approved.

An Appeal by Estes Leadley Company to erect an addition to S.W. Corner of their building at 325 W. Washtenaw Street to reduce the set-back from Walnut Street to 7' 11" was considered. Mr. Leadley was present and after discussion with the members of the Board of Appeals, agreed that the size of the addition could be reduced to 13' 11" from the West property line which would be on a line with the present projection of their building on the West side. There were no objections.

It was moved by Boucher, supported by Mutz, that the appeal be granted to reduce the set-back from the West property line to 13' 11" under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty by permitting necessary expansion of existing funeral home and not further adversely affect the surrounding area.

Motion carried.

An Appeal by Immaculate Heart of Mary Church to erect a school building to 22.75' from the front property line and 10.16' from the North side line and 23.59' from the rear line in the 3800 Block of Rosemont Street was considered. Mr. Charles Cascarelli representing the parish was present and explained that the location of this build-

ing is part of an overall plan of parish buildings and that necessary connections to other buildings and need for off-street parking require that the building be placed as requested. There were no objections.

It was moved by Mutz, supported by Obrecht that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty as it will not adversely effect the adjoining properties.

Motion carried.

An Appeal by Harold Walter to erect advertising signs 6 x 8 and 6 x 12 for twelve months in front of model house and on vacant lot, the ordinance not permitting signs over 10 sq. ft. in residential areas, in the 3400 and 3500 Blocks of Schlee Street was considered. The petitioner was not present.

Mr. Clinton Dodge, 3417 Lowercroft Street objected because the size of the signs is in violation of the Zoning Ordinance.

Mr. Rudy Schmidt, 3505 Lowercroft Street; Mr. Ronald Prince, 3500 Lowercroft Street; Mr. Thomas K. Gilbert, 3511 Lowercroft Street; Mr. Milton Gruhn, 3439 Lowercroft Street; Mr. Joseph Kakalik, 3413 Lowercroft Street, and Rev. Arthur Smith, 3425 Lowercroft Street, all protested the sign in front of the model house but had no objection to the sign at Holmes Road.

Mr. Ross Moffitt, 3421 Lowercroft Street, stated that there should be no distinction made or special privileges given in the enforcement of the Ordinance.

After considerable discussion, it was moved by Mutz, supported by Boucher, that the appeal be granted to erect the sign on Lot No. 91 for twelve months under (7) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty by permitting necessary advertising for the more rapid development of the subdivision, and that the appeal to erect a sign on Lot No. 97 be not granted.

Motion carried.

The tabled Appeal by Joseph Alberts to convert to a 4 family apartment building, property zoned "B" One Family Residence District, used non-conforming as a store and 3 apartment units at 1001 S. Holmes Street was further considered. The petitioner was present and presented a definite plan for the improvement of this property. Property owners in the surrounding area still felt that the property is not large enough for 4 apartments. The advisability of converting to one apartment on the ground floor and two apartments on the second floor was discussed with the petitioner as well as a time limit of one year to complete the project.

There were no objections to the conversion of this store and apartment building to three apartments if the front were constructed in accordance with the plan submitted and if the project were finished within a reasonable time.

It was moved by Obrecht, supported by Boucher, that the appeal be granted to convert to one family unit on the ground floor and two units on the second floor if the front of the building is remodeled in accordance with the drawing submitted and the project is finished in one year under (7) Section 21 of the Lansing Zoning Ordinance to relieve a hardship caused by the inability to use the present non-conforming commercial building for further commercial use and to upgrade the property from commercial to residential use.

Motion carried.

The meeting adjourned at 9:00 P. M .

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, March 14, 1957

March 14, 1957,
City Hall Annex,
Lansing, Michigan.

The meeting was called to order by the Chairman, Lawrence McSherry, at 7:30 P. M.

ROLL CALL

Present — Messrs. Boucher, McSherry, Obrecht and Taylor—(4).

Absent—Mr. Mutz—(1).

The minutes of the regular meeting of February 14, 1957, were approved.

The Appeal by the Lansing Board of Education to erect a new school in accordance with plans on file on property not fronting on a street at the end of Graham Street was considered. The petitioner was not present. Many property owners in the area attended the meeting to review the plans and had no objections.

It was moved by Obrecht, supported by Taylor that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance, to permit issuance of a building permit for the use of this land.

Motion carried.

The Appeal by Arthur H. Klepper to erect an addition to house and move garage, reducing side yard to 3 feet at 719 Call Street where the side yard requirement is 8.3 feet was considered. The petitioner was present. There were no objections.

It was moved by Taylor, supported by Boucher that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to permit the improvement of this property adjacent to property owned by the petitioner and zoned "J" Parking.

Motion carried.

The appeal by Heatherwood Farms Company to erect an addition to their present building for milk processing on property zoned "A" One Family Residence District and used non-conforming, which was filed too late or proper notification was presented to the board.

It was moved by Obrecht, supported by Taylor that the appeal be tabled to the next meeting to be properly advertised.

Motion carried.

It was moved by Taylor, supported by Boucher that the tabled appeal by Standard Oil Company to erect a gasoline filling station to 4 feet from South line and 20 feet from East line at the S.E. corner of W. Grand River and Seymour Avenue, the ordinance requiring 6' 6" side yard and 25' rear yard be taken from the table.

Motion carried.

Mr. DeWitt Rathbun, Attorney for Mr. and Mrs. George Vine, appeared before the Board and presented a letter agreeing to withdraw their objection to the granting of this appeal subject to the granting of a 3-foot perpetual easement for driveway purpose on the S. 3 feet of the property owned by the Standard Oil Company. A copy of a letter from Standard Oil Company addressed to Mr. and Mrs. George Vine agreeing to the granting of a permanent easement for driveway purposes over the E. 3 feet of the W. 1/2 of the E. 1/2 of Lot 12, Block 35, was read.

It was moved by Taylor, supported by Boucher, that the appeal be granted subject to easement rights on East side of property under (7) Section 21 of the Lansing Zoning Ordinance to relieve a hardship by permitting location of building in proper relation to ingress and egress to the property.

Motion carried.

The meeting adjourned at 9:00 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

Proceedings, April 11, 1957

April 11, 1957,
City Hall Annex,
Lansing, Michigan.

The meeting was called to order by the Acting Chairman, Sam W. Obrecht, at 7:30 P.M.

ROLL CALL

Present—Messrs. Boucher, Mutz, Obrecht and Taylor—(4).

Absent—Mr. McSherry—(1).

The minutes of the regular meeting of March 14, 1957, were approved.

An Appeal by Holy Cross Parish to erect a convent to 12 feet of rear lot line on the W. side of the 700 Block of N. Jenison Avenue was considered. Bruce Hartwick, Architect, pointed out that this property abuts at the rear on the side yard of the petitioner's school property, also that the convent is an accessory use to the existing school and location of it at any other place would be a hardship and impractical for the occupants and the school. There were no objections.

It was moved by Mutz, supported by Taylor that the appeal be granted under (7) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty still in harmony with the general purpose and intent of the Zoning Ordinance.

Motion carried.

An Appeal by Heatherwood Farms Company to erect an addition to present building, now used non-conforming, for milk processing at 2701 E. Michigan Avenue was considered. Mr. Weber, representing the petitioner, stated that the addition is necessary to comply with new State regulations. There were no objections.

It was moved by Taylor, supported by Mutz, that the appeal be granted under (7) Section 21 of the Lansing Zoning Ordinance,

to relieve a practical difficulty as it permit continuance of use of the property.

Motion carried.

An Appeal by Esther E. Hatt to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 412 Leslie Street was considered. The petitioner was present. There were no objections.

It was moved by Taylor, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An Appeal by Marvin Taylor to erect a vestibule on part of the existing front porch reducing the front yard from 25 feet to 20' 2" at 1428 Comfort Street was considered. The petitioner was present and pointed out the need for additional space for his large family.

It was moved by Mutz, supported by Taylor, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An Appeal by The Municipal Employees Credit Union to erect an office building 4 feet from front lot line, the ordinance requiring 20 feet, at 801 S. Holmes Street was considered. Mr. Thomas Lesnieski, Manager, was present and explained the parking problem due to the triangular shape of property and stated that additional off-street parking would be provided if the appeal were granted.

It was moved by Mutz, supported by Taylor, that the appeal be granted subject to the removal of the present building within six months of the completion date

of the new building under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty due to an irregular shape of the lot as it will not seriously affect the adjoining property or the general welfare.

Motion carried.

An Appeal by Dr. H. L. Shade to add a recreation room in presently excavated area on property used non-conforming at 1804 S. Logan Street was considered. The petitioner was present and stated that the excavation is under the house and was made at the time the house was built, but the recreation rooms was not completed. He stated further that this will be a part of the residential use of the house. There were no objections.

It was moved by Boucher, supported by Mutz, that the appeal be granted under (7) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty by permitting completion of the residential development of the house still in harmony with the general purpose and intent of the Zoning Ordinance.

Motion carried.

An Appeal by Mr. and Mrs. Paul Olson to erect a vestibule on front of house beyond the established set-back line at 2208 Forest Avenue was considered. The petitioner was present and stated that additional closet space was necessary. There were no objections.

It was moved by Taylor, supported by Boucher, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An Appeal by Herbert G. and Fay Baldwin to convert an open front porch to a glass enclosed front porch beyond the established set-back line but no further than the present open porch at 234 Shepard Street was considered. The petitioner was present. There were no objections.

It was moved by Mutz, supported by Boucher, that the appeal be granted under

(6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An Appeal by Edward J. Kapalla to convert an open front porch to an enclosed porch beyond the established set-back line but no further than the present open porch at 907 Hickory Street was considered. The petitioner was present. There were no objections.

It was moved by Boucher, supported by Taylor, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An Appeal by Marie West to convert an open front porch to an enclosed front porch beyond the established set-back line but no further than the present open porch at 312 E. Cavanaugh was considered. The petitioner was present. There were no objections.

It was moved by Taylor, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An Appeal by Mrs. Madge B. Slaght to erect a vestibule on front of house beyond the established set-back line at 513 N. Butler Blvd. was considered. The petitioner was not present. There were no objections.

It was moved by Boucher, supported by Mutz, that the appeal be tabled until the sketch of the vestibule is brought in.

Motion carried.

The meeting adjourned at 8:30 P.M.

VICTOR G. LEYERER,
Secretary.

By Councilman Murningham—

Resolved by the City Council of the City of Lansing:

That the attached claims be allowed and the City Clerk be and she is hereby authorized to draw orders on the City Treasurer for the amount allowed each claimant.

Adopted by the following vote:

Yeas—Councilmen Belen, Bradshaw,

Brooks, Heller, Kircher, Murningham, Peck, Potter—7.
Nays—None.

Council adjourned at 10:50 P.M.

THEO FULTON,
Deputy Clerk.

Lansing, Michigan

May 20, 1957

OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

Proceedings, May 9, 1957

May 9, 1957

City Hall Annex

Lansing, Michigan

The meeting was called to order by the Chairman, Lawrence E. McSherry, at 7:30 P.M.

ROLL CALL

Present—Messrs. Boucher, McSherry, Mutz, and Obrecht—4.

Absent—Mr. Taylor—1.

The minutes of the regular meeting of April 11, 1957, were approved.

An appeal by Henry Scherer to erect a repair garage for minor repairs for a used car lot at 2112 S. Cedar St. was considered. The petitioner was not present and had not submitted a drawing of proposed building. Mr. Charles Gallagher at 219 N. Foster and Mr. Ward Pifer at 405 Riley St. protested on the basis of the noise and debris that could be caused by a repair garage, and wanted to know the exact location of the building. Mrs. Marie Smith presented an artist's drawing of the proposed women's apparel retail store building which she hopes to erect on her property adjacent to the used car lot. She stated that a used car lot in itself would be detrimental to her proposed building and business and added that if a repair garage were also permitted in this area, she would not be interested in erecting her new build-

ing for her own use and does not believe that she would be able to rent a building for similar types of uses. It was moved by Obrecht, supported by Mutz, that the appeal be tabled to the June meeting for plan and location of building.

Motion carried.

An appeal by Waldemar B. Surma to convert an open front porch to a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 1621 Illinois was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by Boucher, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Delmar Hedberg to erect an addition to east property line 1 ft. from sidewalk at 419 E. Mt. Hope Ave. was considered. The petitioner was present and pointed out the need for additional space in connection with the present commercial use on the property and the difficulty of operating with inadequate space. There were no objections. After discussion of the surrounding area and traffic conditions, and need for off-street parking, it was moved by Mutz, supported by Obrecht, that the appeal be not granted because building would be too close to property line and restrict vision across the corner.

Motion carried.

An appeal by Harm J. Miller to convert an open front porch to an enclosed front porch, extending beyond established set-back line but no further than present open porch at 2519 S. Logan was considered. The petitioner was present. There were no objections. It was moved by Boucher, supported by Obrecht, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by the Board of Education to erect a new high school building to 50' of west property line south of Holmes Road, west of Cedar St., was considered. The petitioner was not present. Mr. Harold Walters, developer of the Walter Holmes Road Subdivision, stressed the advisability of requiring some type of screening between the new building and the subdivision to assure the possibility of obtaining FHA Loans on future new housing in the subdivision. It was moved by Mutz, supported by Boucher, that the appeal be granted subject to erection of a cyclone type fence on the west property line, under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty and hardship in connection with the use of this property for school purpose caused by topographical conditions of such a nature as to limit the area in which the building may be built.

Motion carried.

An appeal by Thomas Hodgkiss to convert an open front porch to a glass enclosed porch extending beyond established set-back line but no further than present open porch at 1305 Berten St. was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by Boucher, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by John W. Henney to convert an open front porch to a glass enclosed porch extending beyond established set-back line but no further than present open porch at 608 Willard St. was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by Boucher, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by James and Jessie Moore to convert half of an open front porch to an enclosed porch extending beyond established set-back line but no further than present open porch at 513 Jessop Ave. was considered. The petitioner was present. There were no objections. It was moved by

Boucher, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Genevieve Satterla and Mable Sheil to convert an open front porch to an enclosed porch extending beyond established set-back line but no further than present open porch at 1215 W. Barnes was considered. The petitioner was present and pointed out that the present bedroom is inadequate and needs to be extended and that the enclosure may possibly be extended to the edge of the house on the east side. There was one written objection. It was moved by Obrecht, supported by Boucher, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

It was moved by Mutz, supported by Boucher, that the appeal by Mrs. Madge B. Slaght to erect a vestibule on front of house 5 ft. deep beyond the established set-back line at 513 N. Butler Blvd. be taken from the table.

Motion carried.

After inspection of the requested drawing by the Board, it was moved by Mutz, supported by Boucher, that the appeal by Mrs. Madge B. Slaght to erect a vestibule on front of house 5 ft. deep beyond the established set-back line at 513 N. Butler Blvd. be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

The Secretary reported on a letter from Attorney, DeWitt Rathbun, regarding the appeal on property at the S.E. corner of Seymour and Grand River Avenues and advised the Board that new drawings are being submitted to the Building Commissioner. It was moved by Obrecht, supported by Mutz, that the letter be placed on file.

Motion carried.

The Secretary explained the status of the Board members whose terms expired April 30, 1957, also that the full Board under the new City Charter would be officially constituted as of July 1, 1957, and that the terms of office of the Chairman, Vice-Chairman and Secretary expire at this time. It was moved by Obrecht, supported by Mutz, that the present officers be continued until the July meeting.

Motion carried.

The meeting adjourned at 8:45 P.M.

VICTOR C. LEYER,
Secretary.

OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

Proceedings, June 6, 1957

June 6, 1957
City Hall Annex
Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present: Commissioners Brisbin, Leadley, Obrecht, Oswald and Sinas—5.

Councilmen Belen and Potter (Council Committee).

Absent: Commissioner Froh—1.

Mayor Crego and Donald Teel, recently retired City Plan Commission members, were also present. Chairman Obrecht presented engraved gavels to these past members as a memento of their many years of service to the City as members of the City Plan Commission. Collins E. Thornton and Robert H. Klock, also recently retired members, were unable to be present to personally receive their gavels.

The proceedings of the regular meeting of May 16, 1957, were approved.

Chairman Obrecht appointed a committee on Urban Renewal consisting of Commissioner Froh, Chairman, Commissioners Leadley and Brisbin. He also appointed Commissioner Sinas as Chairman, and Commissioner Obrecht as a committee to work with the Director on Rules of Administrative Procedure.

It was moved and supported that the Annual dues based on the membership of the Board as of July 1, 1957, to the Michigan Society of Planning Officials be paid.

Motion carried.

The Director reported on the recent visit of Mr. George R. Conklin, of the Chicago Regional Office of the Housing and Home Finance Agency, regarding problems and procedure in connection with initiating an Urban Renewal Program in Lansing. No action was taken pending receipt of further information and necessary application blanks from Mr. Conklin.

Vacation of a portion of the alley between W. Mt. Hope and Cooper St., west of Boston Blvd., was discussed.

It was moved and supported that the matter be tabled for 30 days.

Motion carried.

No action was taken on a petition to rezone property at the N.W. corner of Kalamazoo St. and Pennsylvania Avenue since not enough members were present to recommend a change in zoning classification to the City Council.

The meeting adjourned at 8:45 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

Proceedings, June 13, 1957

City Hall Annex,
Lansing, Michigan,
June 13, 1957.

The meeting was called to order by the Chairman, Lawrence E. McSherry, at 7:30 P.M.

ROLL CALL

Present—Messrs. McSherry, Mutz, Obrecht and Taylor—4.
Absent—Mr. Boucher—1.

The minutes of the regular meeting of May 9, 1957, were approved.

A letter from Joseph Lavey, City Attorney, advising the Board that they do not have jurisdiction in the appeal filed by Donald R. Ruthruff & Edward A. Kramer to construct gasoline pumps on an area zoned "J" Parking at the S.W. Corner of Pattengill and Mt. Hope Avenues was read. Chairman McSherry announced to the audience that hearing on this matter would not be held since the board could take no action of approval on the appeal.

An appeal by Donald T. Rose to convert an open front porch to an enclosed front porch extending beyond established set-back line but no further than present open porch at 1301 Ohio Ave. was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Taylor, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Mr. and Mrs. Roy Huver to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 1306 Sheridan was considered. The petitioner was not present. There were no objections. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (6) Section

21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by A. W. Keeney to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 323 S. Pennsylvania Ave. was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Estes Leadley Co. to erect an addition to the S.W. Corner of the building and to 13-ft. 7-in. of the Walnut St. property at 325 W. Washtenaw Street was discussed. Mr. Harry Leadley pointed out that it is necessary to expand funeral home and that the reduction of 4 inches in yard are on the Walnut Street side was requested to provide a better appearance of the West side of the building. There were no objections. It was moved by Mutz, supported by Obrecht, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance to relieve a hardship by permitting necessary expansion of the business building in harmony with the intent of the Ordinance.

Motion carried.

It was moved by Taylor, supported by Obrecht, that the appeal by Donald R. Ruthruff and Edward A. Kramer to erect, use and operate two islands with gasoline pumps and necessary drives and one sign 18-ft. high, 6-ft. in diameter as per drawing on file, at the S.W. Corner of Mt. Hope and Pattengill Aves., be not granted pursuant to the advice of the City Attorney in his letter to the Board of Appeals, dated June 10, 1957.

Motion carried.

An appeal by Roger Ripstra to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 411 Regent Street, was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Edna Pulford to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 1131 N. High Street, was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by St. Lawrence Hospital to erect additions to non-conforming use as follows: An addition of 75-ft. frontage by 130-ft. in depth, 5 stories in height which will reduce the front yard set-back to 16-ft. from Saginaw St. and to 15-ft. from the West property line, an addition at the front of the center of the present building of 76-ft. frontage by 26-ft. in depth, 2 stories in height, an addition to boiler room of 40-ft. frontage by 24-ft. in depth, an addition of the central wing of the hospital facing North of 42-ft. frontage and 11-ft. in depth, 4 stories in height, a fifth floor on the West wing of 43-ft. frontage by a depth of 150-ft, the use of part of Lot 83 for a drive from Clayton St. to the South edge of the laundry and garage, was considered. The petitioner was represented by Attorney Clayton Jennings, Hospital Board Member Dan O'Shaughnessey and the Architects. Petition of protest signed by 17 property owners protesting the use of part of Lot 83 for a drive from Clayton St. to the South edge of the laundry and garage was received. Councilman Brooks, representing property owners on Clayton Street, protested the use of Lot 83 for a drive from Clayton St. Councilman Heller spoke in opposition to that part of the appeal. Mrs. Joseph Miller, 730 Clayton St., Mr. Robert Reardon, 751 Clayton St., also stated that they were against the use of Lot 83 for a drive from Clayton St. Mr. Harry Esler, 1114 Rose Court, inquired as to the possibility of blacktopping the parking area to relieve the excessive dust condition in the area. There were no objections to the balance of the appeal. It was moved by Taylor, supported by Mutz, that all items on the appeal except the drive from Clayton St. be granted under (7) Section 21 of the Lansing Zoning Ordinance to permit the necessary extension for efficient operation of the hospital

and that the use of part of Lot 83 for a drive from Clayton St. to the South edge of the laundry and garage be not granted because of strong neighborhood objection.

Motion carried.

An appeal by Mable Wilcox to convert an open front porch into a glass enclosed porch extending beyond established set-back line but no further than present open porch at 206 S. Foster, was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Carl E. Shaffer to convert an open front porch into a glass enclosed porch extending beyond established set-back line but no further than present open porch at 618 S. Pennsylvania Ave., was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by George Haddad to convert an open front porch into an enclosed front porch and also to erect an addition to North side of house reducing side yard to 3-ft. 5-in. at 1725 Osband Ave., was considered. The petitioner was not present. Miss Ruth Brown, representing Mrs. Alice Brown, objected to the reduction of the North side yard. It was moved by Obrecht, supported by Taylor, that the appeal to convert an open front porch into an enclosed front porch be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties and that the appeal to erect an addition to North side of house reducing side yard to 3-ft. 5-in. be not granted because of neighborhood objection.

Motion carried.

An appeal by H. A. Locke to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 820 Clark St., was considered. The petitioner was not present. There were no objections. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Clyde Hovey to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 210 Rouse St., was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Hazel M. Gardenhouse to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 215 S. Eighth St., was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Odelia Theis to alter a front of the present gasoline filling station now in non-conforming use at 334 S. Butler, was considered. The petitioner was represented by Greg Martin. Mr. Cutler of the Cutler Oil Co. also spoke in favor of the granting of the appeal. Donald Fox and Russel Kassoff, owners of properties and business establishments in this area, also spoke in favor of the appeal, pointing out that modernization of the present non-

conforming building would insure against the use of the building by more undesirable uses. Mr. G. B. Williams, 912 W. Kalamazoo St., Joseph Hudson, 910 W. Kalamazoo St., spoke in opposition to the granting of the appeal. Mr. Williams presented a letter of protest signed by 11 property owners and pointed out that they do steadfastly oppose the alteration of the front of the present gasoline filling station now in non-conforming use. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (7) Section 21 of the Lansing Zoning Ordinance to relieve a hardship by permitting the necessary changes to make the building, which cannot practically be converted to a residence, rentable.

Motion carried.

The tabled appeal by Henery Scherer to erect a repair garage for minor repairs for a used car lot at 2112 S. Cedar St., was again considered. The petitioner was present with plan and location. It was moved by Taylor, supported by Mutz, that the appeal be granted under (7) Section 21 of the Lansing Zoning Ordinance to relieve a hardship by permitting cover to make minor repair and adjustments to used cars on this property.

Motion carried.

The meeting adjourned at 9:30 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

Proceedings, July 11, 1957

July 11, 1957
City Hall Annex
Lansing, Michigan

The meeting was called to order by acting Chairman, Walter Taylor, at 7:30 P.M.

ROLL CALL

Present—Messrs. Boucher, Goldstein, Guyselmna, Kelley, Mutz, Petroff and Taylor—7.

Absent—Mr. Obrechth—1.

The minutes of the regular meeting of June 13, 1957 were approved

It was moved by Mutz, supported by Boucher that Walter Taylor be elected as Chairman for the term of one year.

Motion carried.

It was moved by Boucher, supported by Petroff that C. Bruce Kelley be elected as Vice-Chairman for the term of one year.

Motion carried.

It was moved by Kelley, supported by Mutz that Victor G. Leyrer be elected as Secretary for the term of one year.

Motion carried.

A letter from the City Attorney, Joseph Lavey, regarding the voting privileges of a member of the Board of Appeals on any matter in which he may have sufficient interest to profit thereby was read. The letter suggested that the Board of Appeals adopt a procedure to follow when such a situation arises in its rules and regulations. Chairman Taylor appointed C. Bruce Kelley and Evans Boucher to act as a Committee on Rules and Regulations.

An appeal by Clifford Mull to convert an open front porch into a glass enclosed

front porch extending beyond established set-back line but no further than present open porch at 3615 Lowercroft was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Petroff, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Robert E. Emmert to erect an addition on West end of house reducing West side yard from 5' to 3' and also to erect a new porch reducing front yard 3' at 712 Fenton was considered. The petitioner was present. There were no objections. It was stated that the present house has only one bedroom. It was moved by Kelley, supported by Goldstein that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance to relieve a hardship and provide adequate living space in the house.

Motion carried.

An appeal by Max R. Thornton to convert an open front porch into an enclosed front porch extending beyond established set-back line but no further than present open porch at 1922 Polly was considered. The petitioner was present. There were no objections. Requested drawing has not been submitted. It was moved by Boucher, supported by Mutz, that the appeal be tabled until the requested drawing has been received.

Motion carried.

An appeal by Charles Van Sickle to erect a four car garage at 1033-35 E. Saginaw was considered. The petitioner was present and explained that he and his tenant have two cars in addition to two motorcycles and two boats are owned by the petitioner which need storage space. Mr. Clyde DeWitt, 1025 Orchard St. objected to the granting of the appeal on the basis that the granting of the appeal could set a precedent in the area in as much as he, as well as other neighbors, have opportunity

to rent garage space. A letter from Mrs. Robert McKenzie, owner of property on Orchard St., also protested the granting of the appeal as it is a violation of the Zoning Ordinance. It was pointed out that the State Housing Code would not permit a building attached to the rear of the present building extending to the rear lot line. It was moved by Kelley, supported by Guy-selman, that the appeal be not granted because of neighborhood objection and a violation of the State Housing Code.

Motion carried.

An appeal by Robert S. Shepard to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 610 Spokane Ave. was considered. The petitioner was present. Mrs. Homer Sorekamp, 643 Spokane did not object to the enclosure proposed by the applicant, but cited the condition on her side of the street where houses are already built with open porches close to the front property line and stated her belief that the granting of this appeal might set a precedent in the neighborhood causing similar appeals from property owners on her side of the street. It was moved by Boucher, supported by Kelley that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Robert Stanley to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch, at 1105 McCoullough was considered. The petitioner was not present. There were no objections. It was moved by Goldstein, supported by Petroff, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried

An appeal by Phillip O. Rosequist to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch, at 1843 Bradley St. was considered. The petitioner was present. There were no objections. It was moved by Petroff, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

The meeting adjourned at 9:05 P.M.

VICTOR G. LEYERER,
Secretary

OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

Proceedings, August 8, 1957

August 8, 1957,
City Hall Annex,
Lansing, Michigan.

The meeting was called to order by acting Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Messrs. Boucher, Goldstein, Guyselman, Kelley, Mutz, Obrecht and Petroff—7.

Absent—Mr. Taylor—1.

The minutes of the regular meeting of July 11, 1957, were approved.

An appeal by Gust Schiller to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 1437 Massachusetts was considered. The petitioner was present. There were no objections. It was moved by Boucher, supported by Petroff, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Glen Tanner to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 1119 Edward was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Kelley, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining property.

Motion carried.

An appeal by Warren Sessions to convert an open front porch into a glass enclosed front porch extending beyond established

set-back line but no further than present open porch at 1713 Maplewood was considered. The petitioner was present. There were no objections. It was moved by Boucher, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Vaughn Tanner to erect an addition on bedroom reducing West side yard from 5 ft. to 3 ft. at 508 Dunlap was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Goldstein, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a hardship by permitting an adequate size bedroom.

Motion carried.

An appeal by Edward Abraham to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 213 E. Mt. Hope Avenue, was considered. The petitioner was present. There were no objections. It was moved by Goldstein, supported by Petroff, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Mrs. Z. L. Parks to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 421 N. Pennsylvania Avenue, was considered. The petitioner was present. There were no objections. It was moved by Kelley, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by the Pioneer Mutual Ins. Co. to erect an office building, reducing the North front yard from 20 ft. to 6.6 ft. at 1034 N. Washington Avenue, was considered. The petitioner was represented by Glen LaNoble. There were no objections. It was pointed out that the petitioner owns all frontage on the South side of Maple Street from Washington Avenue to publicly owned land at the river. It was moved by Boucher, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty by permitting a building of most practical design without adversely affecting adjoining properties.

Motion carried.

An appeal by Cecil H. Hopkins to erect an addition and vestibule entrance on front of house reducing front yard from 39-ft. 5-in. to 33-ft. 8-in. at 1614 Comfort was considered. The petitioner was present. He stated and presented a drawing to show that the roof line of the addition would be in harmony with the present roof line to assure harmonious appearance of the front of the house. He also stated that this addition is needed to provide an ade-

quate sized bedroom. There were no objections. It was moved by Boucher, supported by Petroff, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty by providing for adequate bedroom and living space.

Motion carried.

The drawings having been received, the tabled appeal by Max R. Thornton to convert an open front porch into an enclosed front porch extending beyond established set-back line but no further than present open porch at 1922 Polly, was considered. It was moved by Petroff, supported by Goldstein, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

The meeting adjourned at 8:30 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

Proceedings, September 12, 1957

September 12, 1957,
City Hall Annex,
Lansing, Michigan.

The meeting was called to order by the Chairman, Walter H. Taylor, at 7:30 P.M.

ROLL CALL

Present—Messrs. Boucher, Goldstein, Kelley, Mutz, Obrecht, Petroff and Taylor—7.

Absent—Mr. Guyselman—1.

The minutes of the regular meeting of August 8, 1957, were approved.

Chairman Taylor was excused from the meeting and Vice-Chairman Kelley presided.

An appeal by Dr. L. R. McElmurry to erect an addition to building to 3 ft. from the South line at 209 N. Walnut St. was considered. The petitioner was present. Attorney, Delmar R. Smith, representing Dr. L. R. McElmurry, explained the drawings and prints submitted. Mrs. Laviolette, 201 N. Walnut, objected to the granting of the appeal because the new building would tend to darken the interior of her house and restrict light and air circulation. Mr. Clarence Dale, 412 W. Ottawa, and Helen C. Hall, 406 W. Ottawa, objected to the granting of this appeal on the grounds that reduction in yard area on this property might logically instigate further appeals and subsequent yard reductions from other properties in the area which together would tend to cause congestion due to the lack of light and air. It was moved by Petroff, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty and not seriously affect any adjoining property.

Motion lost.

An appeal by Rev. J. V. Willson to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 814 W. St.

Joseph was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by Boucher, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Irving Christian to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 1113 Edward St. was considered. The petitioner was present. There were no objections. It was moved by Obrecht, seconded by Boucher, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Mrs. Clare Warner to convert an open front porch into an enclosed front porch extending beyond established set-back line but no further than present open porch at 310 Carey St. was considered. The petitioner was not present. There were no objections. It was moved by Mutz, supported by Goldstein, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Francis Fine to erect an 8 x 22 advertising sign on vacant property at 846 Jolly Rd., such being larger than permitted in the ordinance, was considered. The petitioner was not present. There were no objections. It was moved by Goldstein, supported by Petroff, that the appeal be granted for six months under (7) Section 21 of the Lansing Zoning Ordinance, to relieve a hardship by permitting the necessary advertising for the sale of this property.

Motion carried.

An appeal by Christopher Taylor to convert an open front porch into an enclosed front porch extending beyond established set-back line but no further than present open porch at 1437 New York Ave. was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Goldstein, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by A. Clifton Hand to erect an addition to N. side of house reducing rear yard from 27-ft. 6-in. to 24-ft. at 1927 Devonshire was considered. The petitioner was present and explained his plans of the addition. There were no objections. It was moved by Petroff, supported by Mutz, that the appeal be tabled for 30 days to permit the petitioner to submit additional plans.

Motion carried.

An appeal by Howard Russell to convert an open front porch into an enclosed front porch extending beyond established set-back line but no further than present open porch at 1500 New York Ave. was considered. The petitioner was present. There were no objections. It was moved by Petroff, supported by Obrecht, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Dairy Crown Corp. to erect a drive-in refreshment stand to 4 feet from West property line at the S.E. Corner of Case and Grand River Ave., the Ordinance requiring 20-ft. set-back in "F" Commercial District, was considered. Mr. J. G. Moffitt represented the petitioner and explained the drawing submitted, pointing out the need for additional off-street parking. Mr. A. E. Sack, 808 E. Grand River, objected to the reduction of the set-back on Case St. on the basis that the parking area would be next to his house causing exhaust fumes to enter his bedroom windows. Mr. Chris Pogoncheff, 1147 Case St., Mr. John D. Liyeos, 805 E. Grand River, and Mrs. George Benhart, 801 E. Grand River, all objected to reduction in the set-back line on the basis that it would

tend to restrict vision and cause a traffic hazard at Case St. and Grand River Ave. Mr. Moffitt explained that all parking was expected to be done on the property. It was moved by Boucher, supported by Mutz, that the appeal be granted provided that the set-back be 14 ft. from the East line of the sidewalk on Case under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Motion Lost.

It was then moved by Goldstein, supported by Petroff, that the appeal be not granted because of neighborhood objection to a possible traffic hazard which may be caused by this use.

Motion carried.

An appeal by Arthur O. Gray to erect an addition to South side of house reducing rear yard from 25 feet to 15 feet at 617 W. Saginaw St. was considered. The petitioner was present. There were no objections. It was moved by Boucher, supported by Petroff, that the appeal be granted under (7) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty by providing adequate bedroom space away from the noise of Saginaw St. traffic.

Motion carried.

An appeal by Plywood Sales to erect a Retail and Wholesale Business building to the West property line in the 3100 Block S. Pennsylvania Ave. was considered. The petitioner was present and filed a waiver of 10 days notice of hearing and waiver of objection to the granting of this appeal, signed by all property owners within 300 ft. of property owned by Plywood Sales. He explained that this appeal is the same as the appeal granted April 17, 1956, which became ineffective when a building permit was not applied for within 6 months. It was moved by Boucher, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty due to the irregular shape of the lot, and will not adversely affect the residential properties in the area.

Motion carried.

The meeting adjourned at 9:45 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

Proceedings, October 10, 1957

October 10, 1957,

City Hall Annex,

Lansing, Michigan.

The meeting was called to order by the Chairman, Walter H. Taylor, at 7:30 P.M.

ROLL CALL

Present—Messrs. Boucher, Goldstein, Guyselman, Kelley, Mutz, Obrecht, Petroff and Taylor—8.

Absent—None.

The minutes of the regular meeting of September 12, 1957, were approved.

An appeal by E. A. Gardner to convert an open front porch into an enclosed front porch extending beyond established set-back line but not further than present open porch at 728 Cleveland was considered. The petitioner was not present. There were no objections. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by John F. Thoman to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but not further than present open porch at 1425 Roosevelt Ave. was considered. The petitioner was present. There were no objections. It was moved by Petroff, supported by Obrecht, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Donald Neller to erect a new building reducing front yard area from 50 ft. to 25 ft. at 714 S. Holmes St. was considered. The petitioner was present and stated that the warehouse could not be

placed further back on the lot because of the narrow width of the lot at the rear. Mrs. Elmer Spinde, 1210 E. St. Joseph St., objected to the unsightliness of the rear yard of the property. It was pointed out that this property is industrially zoned. Mr. Allen Mingus, 2677 Pine Tree Road, Holt, Mich., President of the Board of Spiritual Episcopal Church located on the adjoining property, objected to the granting of the appeal on the basis that it would spoil the surroundings of the Church which had been placed 50 ft. from the property line at the suggestion of their architect to enhance the setting of the building. It was moved by Mutz, supported by Petroff, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance to relieve a hardship caused by irregular shape of the lot and permit utilization of the land.

Motion carried.

An appeal by Forest Wendling to convert an open front porch into an enclosed front porch extending beyond established set-back line but no further than present open porch at 131 N. Hayford St., was considered. The petitioner was present. There were no objections. It was moved by Boucher, supported by Goldstein, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by George A. Sherman to erect an addition to front of house reducing front yard 10 ft. at 112 W. Hillsdale was considered. The petitioner was present and stated that the addition would be of the same width as the present building, one story in height to provide needed room for office waiting room. There were no objections. It was moved by Goldstein, supported by Guyselman, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty by providing necessary room for present doctor's offices.

Motion carried.

An appeal by Harold Hanson to convert an open front porch into an enclosed front porch extending beyond established set-

back line but no further than present open porch at 324 Westmoreland, was considered. The petitioner was not present. There were no objections. It was moved by Boucher, supported by Kelley, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by W. Leslie Rennie to erect an addition as an enclosed front porch on front of house reducing front yard from 23 ft. to 15 ft. at 1219 W. Barnes, was considered. The petitioner was present and stated there would be no change in the roof line of the building and the enclosure was needed for additional room. There were no objections. It was moved by Obrecht, supported by Petroff, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Dr. L. R. McElmurry to erect an addition to building to 2 ft. from the South line at 209 N. Walnut St., was considered. Mr. Delmar R. Smith, Attorney representing Dr. McElmurry, stated that if the Board were agreeable to the granting of a lesser reduction it would be acceptable to his client. Mrs. Laviolette, 201 N. Walnut, objected to the granting of the appeal because the new building would tend to darken the interior of her house and restrict light and air circulation even more than the reduction to 3 ft. applied for one month ago. Mr. Clarence Dale, 412 W. Ottawa, and Helen C. Hall, 406 W. Ottawa, objected to the granting of this appeal on the grounds that reduction in yard area on this property might logically instigate further appeals and subsequent yard reductions from other properties in the area which together would tend to cause congestion due the lack of light and air. After considerable discussion by the Board regarding the use of the property, it was moved by Petroff, supported by Kelley, that the appeal be tabled till the next meeting.

Motion lost.

After further discussion, it was moved by Boucher, supported by Mutz, that the appeal be granted to reduce the S. side yard to 4 ft. under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty and permit improvement of the present doctor's office.

Motion lost.

After still further discussion, it was

moved by Boucher, supported by Petroff, that the appeal be tabled for thirty days.

Motion carried.

An appeal by William Durant to erect a new house which will reduce rear yard on the South 89 ft. of lot to 23.2 ft. and reduce East rear yard on North 76 ft. of lot to 23 ft. at 101 E. Holmes Rd. and at rear thereof, was considered. The petitioner was present. It was pointed out that the lot has more than 10,000 sq. ft. but due to the location of the present existing house the property cannot be divided into two equal parcels of 5,000 sq. ft. or over and still comply with rear yard requirements. It was moved by Kelley, supported by Petroff, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty and still be in harmony with the intent of the ordinance.

Motion carried.

An appeal by Donald Fox to alter an interior of store building by removing inside wall at 335 S. Butler, the ordinance not permitting any alterations in non-conforming uses, was considered. The petitioner was present and stated that the non-conforming use had been located at this address for many years and is doing a substantial business requiring more room and that no exterior alterations would be made. It was moved by Goldstein, supported by Petroff, that the appeal be granted under (7) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty by permitting the necessary room for the present non-conforming use at the same time properly protecting the surrounding property.

Motion carried.

An appeal by Raymond Taylor to convert an open front porch into an enclosed front porch extending beyond established set-back line but no further than present open porch at 4907 Stafford, was considered. The petitioner was present. There were no objections. It was moved by Petroff, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Mrs. Herbert Dadson to convert an open front porch into an enclosed front porch extending beyond established set-back line but no further than present open porch at 2416 Strathmore, was considered. The petitioner was not present. There were no objections. It was moved by Mutz, supported by Kelley, that the appeal be granted under (6) Section 21

of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Rose Pizzonia to alter a store front on non-conforming use building at 524 S. Logan, the ordinance not permitting any alterations of non-conforming uses, was considered. The petitioner was present and represented by her Attorney, Vernon J. Andrews, who stated that the building is structurally sound but unsightly from the front, will probably stand for 30 or 40 years and that the petitioner desires to put a brick and aluminum front on the building to improve the general appearance of the neighborhood and continue to provide a service to the residents in the area. There were no objections. It was moved by Goldstein, supported by Gusselman, that the appeal be granted under (7) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty by permitting the modernization of the building front at the same time properly protecting the neighborhood.

Motion carried.

An appeal by C. C. Proudfoot to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 2523 S. Washington Ave., was considered. The petitioner was present. There were no objections. It was moved by Petroff, supported by Obrecht, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by L. B. Kingan to erect a new house to 10 ft. of S.E. Corner of lot at 2815 Westchester Road, the ordinance requiring a 30 ft. rear yard, was considered. The petitioner was present and explained his drawings showing the irregular shape of the lot together with the set-back required by the deed restrictions and stated that he could build a two story building within the buildable area but that such a building would not be in keeping with the homes in the area or with the desires of the immediately surrounding residents. Mr. Herbert Graham objected on the grounds that the proposed house would obstruct his view across the rear yard and that the purpose of the yard areas as required by the Zoning Ordinance is to permit light and air among dwellings which would be restricted by the proposed dwelling. He also stated that it is his belief that property owners should be expected to be protected by the Zoning Ordinance when investments in properties are made. Mr. Arthur Hanson, 2813 Westchester Road, objected to the granting of the appeal on the basis that a precedent for similar re-

quests by other property owners in the area might be set by favorable action on this appeal. It was moved by Mutz, supported by Petroff, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty by permitting the proper type of dwelling to be built on an irregular shape lot.

Motion carried.

An appeal by William G. Harris to erect a vestibule entrance on front of non-conforming house reducing front yard 2 ft. less than present open porch at 823 Edison Ave., was considered. The petitioner was present. There were no objections. It was moved by Boucher, supported by Obrecht, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Kenneth N. Daggy to convert an open front porch into an enclosed front porch extending beyond established set-back line but no further than present open porch at 4601 S. Cedar, was considered. The petitioner was present. There were no objections. It was moved by Petroff, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Claud Barnett to convert an open front porch into an enclosed front porch extending beyond established set-back line but no further than present open porch at 200 N. Fairview, was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

It was moved by Goldstein, supported by Kelley, that the tabled appeal of A. Clifton Hand to erect an addition to N. side of house reducing rear yard from 27-ft. 6-in. to 24-ft. at 1927 Devonshire, be again tabled at the request of the petitioner.

Motion carried.

The meeting adjourned at 9:50 P.M.

VICTOR G. LEYER, Secretary.

President Ames reported that Mayor Crego had requested all board members of the City of Lansing to attend a meeting to be held at the Civic Center at 7:30 p.m., December 10, 1957.

Commissioner Drolett gave a report on influenza shots given to members of both departments.

granting him permission to attend the International Police Chief's Conference at Honolulu, Hawaii.

Chief Decker reported on members of the department on sick leave and the addition of two new members to the department to fill vacancies that exist.

Board adjourned.

REPORTS OF OFFICERS

Chief Taylor thanked the Board for

RAYMOND P. BRETHAUER,
Secretary.

OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

Proceedings, November 14, 1957

November 14, 1957,

City Hall Annex,
Lansing, Michigan.

The meeting was called to order by the Vice-Chairman C. Bruce Kelley, at 7:30 P.M.

ROLL CALL

Present: Messrs. Boucher, Goldstein, Guyselman, Kelley, Obrecht, and Petroff—6.

Absent: Messrs. Mutz and Taylor—2.

The minutes of the regular meeting of October 10, 1957, were approved.

An appeal by Edward J. Zdybel to erect an addition on front of house reducing front yard area from 26 feet to 19 feet 8 inches at 625 Willard was considered. The petitioner was present. There were no objections. It was moved by Goldstein, supported by Obrecht, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty by providing necessary living room.

Motion carried.

An appeal by A. E. Alexander to erect a new house which will reduce the rear yard area to the south 18 feet at the S.E. corner of Palmer and Willard was con-

sidered. The petitioner was present and explained his drawings showing the proposed location of the house on an irregular shaped lot which requires a reduction of the rear yard to 26 feet 3 inches instead of to 18 feet. There were no objections. It was moved by Petroff, supported by Guyselman, that the appeal be granted to reduce the rear yard area from the required 30 feet to 26 feet 3 inches under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty due to the irregular shape of lot.

Motion carried.

A appeal by Florence M. Tyler to erect a bay window to reduce front yard from established building line of 28 feet 2 inches from sidewalk to 23 feet 6 inches or a reduction of 4 feet 8 inches at 923 Comfort was considered. The petitioner was present and explained that the additional room is needed to provide adequate space to the kitchen in the house. It was moved by Obrecht, supported by Petroff, that the appeal be granted providing or conformance of roof of the addition to the present roof line under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty by permitting adequate kitchen and living room.

Motion carried.

An appeal by Dale Ostrander to erect a garage reducing west side yard to 3 feet from the required 4.35 feet at 524 E. Willard St. was considered. Mr. Matt Kaplan, representing the petitioner, stated that the

garage had already been started and that due to the small rear yard it was not practical to build the garage in the rear yard. He also stated that he did not have the requested drawings of the proposed addition. Mr. Clare Grigsby, 518 E. Willard St. appeared in opposition to the granting of the appeal stating that the granting of this appeal would reduce his property value basing his statement on the advice of his realtor. Mr. Grigsby was represented by Attorney Joseph Plank who stated that in his opinion the Zoning Ordinance anticipated an adequate area for light and air around and between properties and that this reduction in yard area would set a precedent for all other properties in the area. He also stated that the garage could be built in the rear yard and that Mr. Grigsby's property value would be adversely effected if the appeal were granted, since it is Mr. Grigsby's intention to build a house on the vacant lot next year. It was moved by Petroff, supported by Obrecht, that the appeal be tabled until the petitioner brings in a scale drawing of his property and proposed addition.

Motion carried.

An appeal by Lloyd C. Campbell to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 217 N. Clemens was considered. The petitioner was present. There were no objections. It was moved by Boucher, supported by Obrecht, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Laverne Roberts to convert an open front porch into an enclosed front porch to enlarge living room at 728 N. Walnut St. was considered. The petitioner was not present. There were no objections. It was moved by Boucher, supported by Obrecht, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Delmar Hedberg to erect an addition to 3 ft. from E. property line as per drawing submitted at 419 E. Mt. Hope Ave. was considered. The petitioner was present and explained that he hoped to construct his building to provide for cross corner vision at Mt. Hope and Cedar Sts. and that this room is badly needed for the expansion of his business building. He pointed out that the buildings directly to the North of his property on Cedar St. are also built to a set-back line of 3 ft. or less. There were no objections. It was moved by Guyseman, supported by Boucher,

that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty by permitting the necessary expansion of the existing buildings without adversely affecting the adjoining properties.

Motion carried.

An appeal by Eugene J. Juliano to erect a new house reducing front yard to 10.5 ft. and lot size to 3328.4 sq. ft., ordinance requiring a 20 ft. set-back and a 3500 sq. ft. lot at the rear of 913 Chicago Ave. was considered. The petitioner was present. Mr. Walter Maner, 824 Princeton, spokesman for residents in the neighborhood, objected to the granting of this appeal on the basis that the granting of the appeal would lead to overcrowding of the lot, reduce property values of the surrounding properties, tend to cause traffic congestion on Summerville Ave. which is a very narrow street. He presented a petition signed by 23 property owners in the area (on file) objecting to the granting of this appeal. It was moved by Obrecht, supported by Guyseman, that the appeal be not granted because of neighborhood objection, small lot and detrimental effect it would have on the surrounding properties.

Motion carried.

An appeal by Joe Sosnowski to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 1201 W. Lenawee was considered. The petitioner was present. There were no objections. It was moved by Boucher, supported by Petroff, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Louis Simpson to convert an open front porch into an enclosed front porch extending beyond established set-back line but no further than present open porch at 1101 E. Saginaw St. was considered. The petitioner was present. There were no objections. It was moved by Petroff, supported by Boucher, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Consumers Power Co. to erect a gas regulator station on property residentially zoned in the 1000 Block Orchard St. was considered. The Consumers Power Co. was represented by Mr. Thomas who pointed out the necessity of the regulator station in this area due to the abandon-

ment of a station at Grand River and Cedar Sts. caused by the new highway. He agreed to setting the building back 110 ft. from the front property line in accordance with the wishes of the residents in the area. There were no objections. It was moved by Petroff, supported by Guyselman, that the appeal be granted for the placement of the building 110 ft. from the front property line under (4) Section 21 of the Lansing Zoning Ordinance to permit the erection and use of a building and premises for Public Utility purposes.

Motion carried.

An appeal by James R. Brabbs to erect an addition to front of house reducing the front yard area 5 ft at 1024 Woodbine was considered. The petitioner was present. There were no objections. It was moved by Boucher, supported by Goldstein, that the appeal be granted providing for conformance of roof of the addition to the present roof line under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty by permitting adequate living room.

Motion carried.

It was moved by Guyselman, supported by Obrecht, that the tabled appeal by Dr. L. R. McElmurry to erect an addition to building to 2 ft. from the south line at 209 N. Walnut St. be taken from the table.

Motion carried.

The tabled appeal by Dr. L. R. McElmurry to erect an addition to building to 2 ft. from the south line at 209 N. Walnut St. was again considered. A letter from the City Attorney advising the Board that in his opinion the Board does not have authority to grant an extension to a non-conforming use was read. It was moved by Guyselman, supported by Boucher, that the appeal be not granted based on advise of the City Attorney against granting an appeal on property used non-conforming or in violation of the ordinance.

Motion carried.

The meeting adjourned at 9:30 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF THE TRANSIT BOARD OF THE CITY OF LANSING

Proceedings, November 19, 1957

Meeting of the Transit Board of the City of Lansing was held at the offices of the McConnell Sheet Metal Company on November 14, 1957.

Meeting was called to order at 7:30 P.M. by chairman McConnell.

Members present—Bleibtrey, Bryhan, Dahlberg, Foerch, McConnell and Reames.

Members absent—Affeldt and Johnson.

Minutes of the last meeting were read and approved.

Report of Joint meeting with Transportation Committee and committee meeting with the Inter-City Coach Line Co. was given by chairman McConnell.

Report of Schedule Committee relative

to changes to be made for the holiday season given by Mr. Bryhan, Chairman.

The original proposal submitted to the Transit Board by the Inter-City Coach Line Co. was reviewed and discussed by the Board members and it was decided to submit this proposal to the Lansing City Council on Monday, November 18, 1957.

A motion to this affect was made by Mr. Bleibtrey and supported by Mr. Bryhan.

The vote was unanimously carried.

Meeting was adjourned at 9:00 P.M.

E. A. FOERCH,
Secretary of Transit Board.

OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

Proceedings, December 12, 1957

December 12, 1957,
City Hall,
Lansing, Michigan.

The meeting was called to order by the Chairman, Walter Taylor, at 7:30 P.M.

ROLL CALL

Present—Messrs. Goldstein, Guyselman, Mutz, Obrecht, Petroff and Taylor—6.

Absent—Messrs. Boucher and Kelley—2.

The minutes of the regular meeting of November 14, 1957, were approved.

An appeal by Mrs. Maude Caufield to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but no further than present open porch at 2519 S. Washington Avenue was considered. The petitioner was present. There were no objections.

It was moved by Obrecht, supported by Goldstein, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by School District, City of Lansing, to erect a Football Stadium stand to 15' of west property line on the new Everett School Site, ordinance requiring 58' side yard was considered. Mr. Ray Grables, Architect, presented an overall drawing of the proposed development of the school property. Mr. Charles Hardman, 3505 Palmer St., inquired as to the height of the fence to be built around the stadium property to prevent bottles and so-forth from being thrown on the adjacent properties. He stated that he had no objection to the appeal. The architect said that there would be a 6 ft. fence around the property. Representatives of the Trinity Lutheran Church also stated that they had no objection after inspecting the plans.

It was moved by Mutz, supported by Obrecht, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty and provide sufficient room east of the proposed football stadium for other necessary ath-

letic field ground and at the same time not adversely affecting the adjoining properties.

Motion carried.

An appeal by Mable Hunter to convert an open front porch into a glass enclosed front porch extending beyond established set-back line but not further than present open porch at 206 S. Hosmer was considered. The petitioner was present. There were no objections.

It was moved by Obrecht, supported by Goldstein, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

Mr. Dale Ostrander, with his attorney, Jim Hovey, appeared before the Board with survey drawings of his property and proposed location of the garage in connection with his tabled appeal to erect a garage reducing the west side yard to 3 ft., the Ordinance requiring 4.35 ft. side yard at 524 E. Willard St. It was again pointed out that since the house has no basement the attached garage is necessary for play area for children and the storage of equipment. Also that compliance with the Ordinance would not permit the necessary opening for a garage door.

After some discussion of deed restrictions in the area and the narrowness of the buildable area under the Ordinance for an attached garage, it was moved by Obrecht, supported by Petroff, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty by permitting a garage of sufficient width to be attached.

Motion carried.

The Secretary read a letter from Mr. Eugene Juliano requesting a copy of the petition that was presented opposing the granting on November 14, 1957, of his appeal to erect a new house at the rear of 913 Chicago St. It was agreed by the members of the Board that compliance with this request is in order.

The meeting adjourned at 8:10 P.M.

VICTOR G. LEYERER,
Secretary.